

**THE VILLAS OF BABCOCK (SUMMERWIND) HOMEOWNERS' ASSOCIATION, INC.**

**SUBMITTED**

**TRANSPONDER ISSUANCE RESOLUTION - EXHIBIT "A"**

The Villas of Babcock (Summerwind) Homeowners' Association, Inc., a Texas non-profit corporation (the "Association") is organized for the purpose of administering and operating the Homeowners' Association for The Villas of Babcock (Summerwind). Remote access gate transponders for owner's ingress and egress to and from The Villas of Babcock (Summerwind) via an electronic gate are available for purchase under the following conditions:

1. Transponders are a privilege and NOT A RIGHT. The Association reserves the right to revoke or de-activate any transponder pursuant to this policy, and other rules, regulations and/or policies of the Association and/or on such other grounds as deemed appropriate by the Board of Directors of the Association.
2. Only property owners of record or those who rent from them (pursuant to a written lease) are authorized to purchase a transponder. Property owners may also purchase transponders for other family members living with them. Transponders will be deactivated upon the sale of a residence or the expiration of a lease.
3. Proof of ownership or lease will be required.
4. Transponders may be purchased, issued, and installed with the Association Property Manager during normal business hours, unless prior arrangements have been made.
5. Transponders must be attached to the vehicle windshield where it must remain at all times.
6. Hand held transponders are not allowed.
7. The issuance of a transponder will be for a period determined at the sole discretion of the Association.



Upon the purchase of a new vehicle, the owner shall notify the Association to have the transponder on the old vehicle deactivated and shall schedule installation of a transponder in the new vehicle, solely at the owner's expense.

An owner shall report the loss or theft of a transponder immediately to the Homeowners Association so that it may be deactivated to avoid unauthorized entry into The Villas of Babcock (Summerwind).

Any exceptions to the above resolution must be requested in writing and directed to the Association and submitted to the Association's office. Please note that any and all approved exceptions must be resubmitted for approval in writing to the Association on an annual basis.

Maintaining the activation of your transponder is subject to all of the covenants, conditions and restrictions applicable to The Villas of Babcock (Summerwind), including but not limited to the Declaration, any sub-restrictions, the Bylaws, the terms and provisions of any Rules and Regulations, this policy, the Fine and Enforcement Resolution and the Assessment Collection Resolution. Please note the following:

**COVENANT VIOLATIONS**

Owners / Tenants:

Number of Violations	Description	Action
Four (4)	Any Covenant Violation noticed by letter to an owner in any six (6) month period.	All visitor codes associated with the owner's residence shall be suspended until the violation is cured.
Five (5)	Any Covenant Violation Noticed by 5th letter to an owner in any six (6) month period.	In addition to the above, all security Transponders associated with the Residence shall be suspended until the violation is cured.

**UNPAID ASSESSMENTS**

Owners/Tenants:

Numbers of Notices	Description	Action
Five (5)	Any Unpaid Assessment noticed by letter unpaid within thirty (30) days from the date of the letter.	All Visitor Codes associated with the owner's residence shall be suspended until the account is paid in full.
Six (6)	Any Unpaid Assessment noticed by letter unpaid within sixty (60) days of the date of the letter.	In addition to the above, all Security Transponders associated with the Residence shall be continued to be suspended until the account is paid in full.

Motion to adopt this Transponder Issuance Resolution was made, seconded and approved by the majority vote during The Villas of Babcock (Summerwind) Homeowners' Association, Inc. Board Meeting dated October 5<sup>th</sup>, 2014 (See Minutes).



**Melissa Martinez-Carrasco, President**

*10/20/2014*

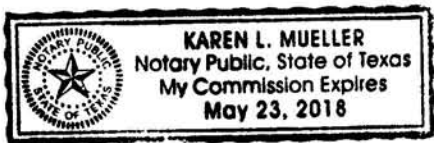
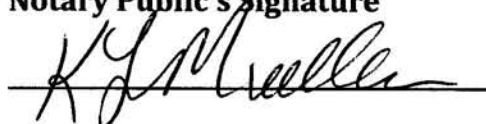
**Date**

**State of Texas, County of Bexar**

**This instrument was acknowledged before me on the 20<sup>th</sup> day of October, 2014 by Melissa Martinez-Carrasco of The Villas of Babcock (Summerwind) Homeowners' Association, Inc., a Texas Non-Profit corporation, on behalf of said corporation.**

**(Personalized Seal)**

**Notary Public's Signature**

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

OCT 24 2014



*Gerard Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20140184476 Fees: \$34.00  
10/24/2014 3:35PM # Pages 3  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK